

PINECREST PROPERTY OWNERS ASSOCIATION

Annual Board Meeting Minutes for Sunday May 3, 2015

Pinecrest Lodge

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Directors: Dennis Majikas, Bob Brooks, David Blad & John Day; Associates: Jim Ellis; Eric Goodhart, Clerk

From 1 PM to Gavel there was a Social Hour where residents enjoyed refreshments, the meeting called to order by President Bill Homans @ 2:15

Bill welcomed all those who were in attendance and stated appreciation to Toni Bradley and Gail Orciuch for the work they have been doing in maintaining the member data base and billing processes. Others that were thanked for the voluntary efforts included Deb Daly for periodic pond testing required by the State; Jim Ellis for his continued effort to research remedying pond conditions and Geese pollution control as well as trail maintenance; Jay Began for Lodge landscape maintenance; Sherry and Bob Brooks for Lodge rentals and Brendan Toupense, PPOA Webmaster.

2014 Annual Meeting Minutes

Bill summarized annual meeting notes from May 4, 2014. Spirited discussion ensued when Bill noted that after 20 years the annual \$18 fee was raised to \$68 for 2015/16 fiscal year and was voted to be reviewed annually. Rich Pizio asked why it was to be each year. He thought it was to be voted on every five years. Bill said that there was a motion to review the fee annually and it passed. And that Rich's motion in 2014 to vote on the fee every five years did not pass.

The Pinecrest member dues was reduced to \$100 from \$150 keeping the same total cost the same for those home owners who wish to take advantage of the community as well as contribute to the cost of insurances and other maintenance costs. (They can be seen in the posted treasurer's reports.) The rest of the minutes were reviewed and a motion to accept was made by Kathy Airoidi and seconded by Jim Ellis.

Treasurer's Report

Treasurer Gail Orciuch reviewed assets, income and expenses for fiscal year ending on March 31, 2015. Income projections from maintenance and membership fees, rentals fell short \$5,077.43. A withdrawal from the investment portfolio of \$5700 was needed to cover operating costs and expenditures leaving a balance of \$224,245 in the Merrill Lynch account. (Full report can be reviewed on the PPOA website.)

Dennis Majikas gave a short history of the lawsuit filed and lengthily legal battle against the developer American Central that ended with them paying \$700,000 to the Association. Much of that money went toward legal fees, capital expenses and \$150,000 to Town of Hubbardston for road maintenance.

The sale of the stone barn still leaves capital gains that need to be spent by August 1, 2015 or incur a tax which the PPOA, a non-profit corporation, cannot have. Gail and Bill highlighted needed repairs and improvements that have been or will be done.

Kathy Airoidi made a motion to accept the report; seconded by Rich Pizio.

Announcements

The Board is planning to have a Beach BBQ on Saturday August 29th. Kathy Airoidi has volunteered to head the planning for fun and games.

Spring beach cleanup is scheduled for Saturday, May 16.

Ongoing Business

Jim Ellis presented a comprehensive and informative power point of the overall conditions of Cushman Pond following his announcement that he renewed the necessary permit for geese control. He reminded members to report sightings of any nests, but not to disturb them.

Overall the Pond has shown signs of health evidenced by sightings of otters in it. But aging of ponds and lakes is a natural process. And because of the irregular shape of the Pond and large perimeter to surface area ration, plant growth occurs under the surface and sediment collects in areas that don't have a steady current

running through it to aid in nutrient runoff. This leads to ongoing perennial eutrophication issues. (See that section of the power point on the PPOA website showing how a pond can suffer degradation over time.)

Possible solutions are: Dredging, Raking, Aeration, and chemical treatment. The latter not being the best solution but the first being the most expensive. Money will need to be set aside so even partial dredging could be done every 10 to 15 years or more.

Jim projected an estimate of \$100,000 for dredging and weed harvesting which is based on projected sale of the sediment. Cost up front would be upwards of \$300,000 before income from such a sale would be possible.

Kevin Hazel pointed out that such an estimate greatly underestimates the expense. He cited the town of Milford, MA which is presently undergoing a Pond restoration project with a cost of over 5 million dollars. The Army Corps of Engineers is doing the work and the town is paying 35% of the expense...1.8 million. That pond will have a depth, once completed, of 12 feet. Far deeper than Cushman Pond needs to be.

In any case, Jim agrees that the estimates are rough and dependent on a successful sale of the sediment. That option is out of the question at this time. The point, however, is to encourage everyone in the Association to pay their dues so that there will be some funds in the future to do something.

The Budget is still challenged because some property owners did not pay the \$18 annual fee or to benefit from the PPOA membership by paying the \$150 annual fee. The fee agreed upon in the 2014 annual meeting was \$68/year. Bills have been sent to all property owners. Also agreed to (as stated above) was to review the fee annually.

A motion to vote on raising the \$68 annual PPOA fee to \$80 was made and passed. The full use membership was reduced to \$88 so that those who are paying the \$168 for the fee and membership will remain the same. Those property owners who do not pay the fee could be subject to a lien on their property.

Discussion continued on various maintenance and improvement projects. The previously reported outstanding Capital Gains of \$41,250 from the sale of the barn

will pay for that work. Improvements that were discussed and approved by a majority vote included:

\$1,700 for a safety fence around the dam at the pond entrance

- \$7,000 for lodge & two sheds roof replacement
 - \$2,000 for exterior wall brick repair
 - The fresh beach sand was paid for from the proceeds. No need for a vote because it was less than \$300.
 - Repair of beach storage building. (See slides beginning with # 27 for itemization of expenses past and in the near term from the Barn sale.)
- * Beach Driveway Sealing (If needed). Pete Stalker made this motion to research this and it was accepted,
- \$3,000 – Pond Raking. Joanne Garrity suggested the Board to look into the merits and cost of raking a portion of the Pond.
 - Pond Chemical Treatments – There was a motion to not treat the pond with chemicals and it was approved.

Board Office Positions and Openings

All the current volunteer office holders coming to the end of their two year period were nominated to continue in those roles for the next two years.

President Bill Homans asked if there were any members of the Association who wished to volunteer their service for the next two years. There was one. Bill Toudrier, owner of the Stone Barn next to the lodge generously volunteered to be a Director on the Board.

Meeting was adjourned at 4:45 PM. Submitted by Eric Goodhart, Clerk

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